

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Registration & Stamps Department – Pi Data Centre - I.T. Infrastructure Project – Exemption of Stamp duty chargeable under Article 31(d) of Schedule of IA of Indian Stamp Act 1899 and Registration fee under Registration Act 1908 for registration of Lease Deed related to the land of an extent of Ac.10.00 Situated in Sy.No.49(P), Plot No.12 of Mangalagiri (Village), Guntur District executed by APIIC -Notification – Orders - Issued.

REVENUE (REGISTRATION –II) DEPARTMENT

G.O.MS.No. 457

Dated :02.12.2015.

Read the following:-

- (1)G.O.Ms.No.11, I.T.E&C(Promotions) Department, dt.22.05.2015.
- (2)From the Advisor to Govt., (e-Governance, Electronics &IT),
lr.No.73/Adv(IT)/2015, dt.5.10.2015.
- (3)Govt. Memo No.20001/Regn.II/A1/2015-1, dt.09.10.2015.
- (4)From the Director and Inspector General of Registration & Stamps,
Hyderabad, Lr.No.S2/9375/2015 dt,15.10.2015.

ORDER:

In the G.O. first read above, Government have allotted 10 acres of land at Andhra Pradesh Industrial Infrastructure Corporation (APIIC), Mangalagiri Layout to M/s Pi Data Centre Pvt. Ltd., for establishment of a State-of-the-Art Data Centre with an investment of Rs.600 crores. The APIIC has leased Plot No.12 measuring 10 Acres of land in the IT Park at Mangalagiri in Guntur District for a period of 33 years. Accordingly, a document has been executed and presented before the Sub-Registrar, Mangalagiri and the said document was kept pending as P.No.498/2015 at S.R.O.Mangalagiri and treated the said deed as "Lease for improvements" chargeable with duty under Article 31(d) read with Article 31 (c) & 31(a) (vi) and raised the demand of Rs.13,56,02,000/-.

2. In the reference 2nd read above, the IT Advisor has sought for a clarification on the applicability of Stamp Duty and Registration fee on the above deed executed by the APIIC in favour of PI Data Centre and requested to take a view immediately on the applicability of the G.O.Ms.No.588, Revenue, (Regn.I) Dept., dated:4.12.2013 according to which Stamp Duty and Registration Fee to be levied on the project value of Rs.600 crores which causes significant adverse impact on the project viability.

3. The Director and Inspector General of Registration & Stamps, Andhra Pradesh, Hyderabad, has stated that the recitals of the deed squarely covered under the various clauses under Article 31 of Schedule-1A of Indian Stamp Act, 1899 chargeable with duty and fee of Rs.13,56,02,000/-(i.e. for 31 a(vi) the S.D + R.F is Rs.75,02,000/-, for 31 (c) the S.D + R.F is Rs.21,00,000/-, for 31 (d) the S.D + R.F is Rs.12,60,00,000/-) payable by the lessee and Government is competent to reduce or remit the duties payable on instruments in the public interest under Section 9 (1) (a) of the Indian Stamp Act, 1899 and under section 78 of the Registration Act, 1908.

4. Government after careful examination of the matter, hereby order that the Agreement of Lease Deed related to land of an extent of Ac.10.00 situated in Sy. No.49 (P), Plot No.12 of Mangalagiri (V), Guntur District executed by the APIIC in favour of M/s Pi Data Centre Pvt. Ltd., for establishment of the State-of-the-Art Data Centre be exempted from payment of the Stamp Duty to the extent chargeable under Art 31(d) under Schedule 1-A of the Indian Stamp Act, 1899 and Registration Fee under the Registration Act, 1908.

5. The following Notifications will be published in an Extraordinary Issue of the Andhra Pradesh Gazette, dated:07.12.2015.

(PTO)

NOTIFICATION-I

In exercise of the powers conferred by clause (a) of sub section (1) of section 9 of the Indian Stamp Act, 1899 (Act II of 1899), the Governor of Andhra Pradesh hereby remits the Stamp duty in full chargeable under Article 31(d) of the Schedule 1-A of said Act and payable to the land allotted to the M/s Pi Data Centre Private Ltd against the property bearing Sy.No.49(p) of Plot No.12 situated in Mangalagiri Village, Guntur District for improvement of the leased land executed by Andhra Pradesh Industrial Infrastructure Corporation with retrospective effect.

NOTIFICATION-II

In exercise of the powers conferred by section 78 of the Registration Act, (XVI of 1908), the Governor of Andhra Pradesh hereby makes the following amendment to the "Table of Fees" under Registration Fees issued in G.O.Ms.No.463, Revenue(Registration-I) Department, dated the 17th August, 2013 and published at pages 1-3 of part 1 of Extraordinary issue of the Andhra Pradesh Gazette, dated the 26th August, 2013 as subsequently amended from time to time.

AMENDMENT

In the said "Table of Fees", after category 5(e), the following shall be added, namely:-

(f) No Registration Fee shall be leviable for improvement of the leased land payable to the land allotted to the M/s Pi Data Centre Private Ltd against the property bearing Sy.No.49(p) of Plot No.12 situated in Mangalagiri Village, Guntur District executed by Andhra Pradesh Industrial Infrastructure Corporation for establishment of the State-of-the-Art Data Centre with retrospective effect.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJEYA KALLAM
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationery & Stores Purchase (Printing Wing) A.P. Hyderabad (for publication of the Notification and to furnish 100 copies to D&I.G., R&S., A.P., Hyd., and 25 copies to Government)

The Collector & District Magistrate, Guntur, Guntur District.

The Director & Inspector General of Registration & Stamps, A.P., Hyderabad.

Copy to

The P.S. to Prl. Secretary to C.M.

The OSD to Dy. Chief Minister (Revenue).

The P.S. Advisor to Govt., (Governance, Electronics & IT)

The G.A. (Cabinet) Department (w.r.t. Council Resolution No.255-6/2015)

The Law (H) Department.

SF/SC

// FORWARDED BY ORDER //

SECTION OFFICER